

BMT Tax Depreciation
QUANTITY SURVEYORS

Capital Allowance and Tax Depreciation Schedule

Maximising the cash return from investment properties

Building Addiction Pty Ltd
226 Warringah Road
BEACON HILL NSW 2100

26 September 2019

Building Addiction Pty Ltd
Suite 5.12/32 Delhi Road
NORTH RYDE NSW 2113

Dear Sir/Madam,

Thank you for selecting BMT Tax Depreciation to complete your Capital Allowance and Tax Depreciation Schedule.

This document outlines the relevant information, legislation and methodology used in the assessment of the potential capital works deductions for 226 Warringah Road, BEACON HILL NSW 2100.

For your convenience we have included an explanation and summary of the calculations used in this schedule.

We trust our service and the deductions outlined in the following schedules will exceed your expectations. BMT strive for excellence and appreciate any feedback you may have.

Our commitment to the continuous development of our service ensures you receive the maximum depreciation deductions you're entitled to.

We invite you to register for our online portal MyBMT. MyBMT allows you to view and update your schedule, access and download existing schedules, upload property files including photos and receipts, add members of your investment team and share your schedule with your Accountant or Tax Adviser all in one convenient location. For more information and to register visit www.mybmt.bmtqs.com.au.

To learn more about property depreciation visit www.bmtqs.com.au. We have a range of free tools and resources to assist you on your property investing journey.

Should you require any further information or clarification, please contact one of our depreciation experts or our Chief Executive Officer, Mr Bradley Beer.

Once again, thank you for choosing BMT Tax Depreciation and we look forward to working with you in the future.

Yours sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors
AIQS, RICS, AVAA, Tax Agent: 53712009

Maximising Property
Tax Depreciation Deductions

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BMT Capital Allowance and Tax Depreciation Schedule overview

The following is a summary of the information used by BMT Tax Depreciation when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership details and structure play a significant part in the methodology that is used and subsequently changes the results of the schedule and the calculations used within it. Any changes to the ownership entity or structure may make this report inaccurate. To update your details please contact the expert team at BMT Tax Depreciation on 1300 728 726 or log in to MyBMT at www.mybmt.bmtqs.com.au.

Schedule prepared for:	Building Addiction Pty Ltd
Property address:	226 Warringah Road, BEACON HILL NSW 2100
Ownership interest:	100 per cent

Co-owners must divide the income and expenses for the rental property in line with their 'interest' in the property. The two co-owner structures are:

- Joint tenants - each holds an equal interest in the property, or
- Tenants in common - may hold unequal interests in the property, for example, one may hold a 20 per cent interest and the other an 80 per cent interest

Co-owned depreciating assets, as outlined in section 40-35 of the Income Tax Assessment Act 1997 (ITAA 1997), are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50 per cent share can claim an immediate write-off for items costing \$600 or less as each co-owner's share is no more than \$300 each. When an owner's share of an asset is valued at less than \$1,000, it can be added to a low-value pool assuming there is no immediate write-off.

Property type:	Residential
Construction cost:	\$1,245,300
Settlement date:	1 October 2018
Construction completion date:	1 October 2018
Schedule start date:	2 October 2018
Date available to provide income:	2 October 2018

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Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for Building Addiction Pty Ltd on 226 Warringah Road, BEACON HILL NSW 2100 has been prepared and calculated in accordance with the legislation applicable on 24 September 2019.

The Capital Allowance and Tax Depreciation Schedule is based on BMT Tax Depreciation's understanding of the Commissioner of Taxation's assumed intent and the interpretation of the relevant tax rulings and supportive documents:

- The Income Tax Assessment Act 1997, (ITAA) 1936, Part 3, Division 3A, Sections 54, 55, 56, 60, 61 and 62
- The basis of depreciation of an item of plant and equipment includes its purchase price (ITAA Sect 42-65) delivery and installation costs (IT 2197) and the costs associated with bringing the plant into full operation (ITAA97 Sect 8-1)
- Capital allowances in accordance with Division 10D, Sections 124ZF-ZH and Section 1234ZFB and ITAA 1997 Division 40 and 43
- Changes from the Ralph Review of Business Taxation of 21 September 1999
- Legislation by the Australian Taxation Office in Market Valuations for Tax Purposes
- Documentation and procedures defined in the Australian Accounting Standards AASB 116 Property, Plant and Equipment and AASB13 Fair Value Measurement
- Taxation Ruling 2018/4 – Income Tax: Effective Life of Depreciating Assets

It is a requirement to advise BMT Tax Depreciation when any actual costs in whole or part thereof are available prior to the preparation of the Capital Allowance and Tax Depreciation Schedule. Where costs have been provided, they have been used and noted accordingly in this schedule. In the event that costs are not available, BMT Tax Depreciation use estimating procedures and methodology provided to estimate a fair market value based on cost advice as at the 24 September 2019. Where applicable, all cost estimates are adjusted to that of the historical date in which the actual construction or installation took place.

The construction expenditure has been determined on the basis of the actual cost incurred in relation to the construction of a building.

Construction expenditure calculated includes:

- Preliminary expenses such as professional Architect, Engineer and Surveyor's fees and the cost of foundation excavations
- Builder's or Contractor's margin
- Contingencies
- All plant and equipment

The construction expenditure calculated excludes:

- Site clearance, earthworks that are permanent, can be economically maintained and are not integral to the installation or construction of a structure
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developer's profit and overheads

The following additional information has been used in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- Written and verbal information provided by Building Addiction Pty Ltd
- Verbal information provided by Northern Beaches Council
- Site inspection conducted by BMT Tax Depreciation on 9 September 2019
- Construction cost of \$1,245,300

The following assumptions have been made in the preparation of the Capital Allowance and Tax Depreciation Schedule.

- That all items of plant and equipment listed in the schedule are owned by the tax payer
- That you are not entitled to input tax credits and therefore GST is included in the appropriate items within the schedule
- That no schedule of depreciation allowances existed or formed a condition of the purchase documentation
- Qualifying expenditure and depreciation rates have been calculated with the understanding that the property is used for the production of assessable income, excluding short-term traveller's accommodation or non-residential usage
- No additional actual costs in whole or part thereof are available at this time
- The owners are not carrying on a rental property business

Owners are advised to discuss and confirm the above assumptions with their Tax Adviser prior to using this Capital Allowance and Tax Depreciation Schedule.

Disclaimer

The contents of this page and the totality of this document are subject to this disclaimer. The information contained within this document has been prepared by BMT Tax Depreciation Pty Ltd on the basis of estimated costs and information provided to BMT Tax Depreciation Pty Ltd. This document is intended for use by the client only. No information in this document may be interpreted as legal, accounting or taxation advice. Individuals should consult with their legal, accounting or taxation advisers before relying on any part of this document. This document is prepared in accordance with legislation in force at the time the asset was acquired and the date this document was produced.

Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75 per cent in the year of acquisition and 37.5 per cent each year thereafter. The cumulative capital loss total row of figures displays the amount of division 40 deductions that have not been able to be claimed during ownership up until the end of the financial year.

BMT Tax Depreciation Pty Ltd is not responsible for the result of any actions taken on the basis of the information provided in this document or any error in or omission from this document. BMT Tax Depreciation Pty Ltd does not accept any liability, in any form, for any consequences, loss, or damage as a result of any person acting upon or relying upon the information contained in this document. This document has been prepared for depreciation purposes only and it is not suitable for any other purpose. Neither the whole nor any part of this document may be provided to any party without the express prior written approval of BMT Tax Depreciation Pty Ltd.

Experience and qualifications

Quantity Surveyors are recognised by the Commissioner of Taxation to have appropriate construction costing skills to estimate building costs for the purpose of determining your capital works and tax depreciation deductions (see Tax Ruling 97/25).

Please find below BMT Tax Depreciation's relevant qualifications and associations with governing bodies:

- **AIQS - Australian Institute of Quantity Surveyors**

As a member of the AIQS, a professional standards body, BMT Tax Depreciation upholds its professionalism and standards to the highest level. The institute plays an important role by ensuring that industry standards and information are continuously updated.

- **RICS - Royal Institute of Chartered Surveyors**

BMT Tax Depreciation are proud members of RICS, allowing us access to the latest methodology used by Surveyors across Australia and the world.

- **AVAA - Auctioneers & Valuers Association of Australia**

BMT Tax Depreciation is also a member of the AVAA. The AVAA works to elevate and maintain the standards of professional knowledge and sound practice relating to accurately valuing a variety of plant and equipment.

- **PIPA - Property Investment Professionals of Australia**

As a member of PIPA, BMT Tax Depreciation are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

- **Registered Tax Agent**

BMT Tax Depreciation are registered Tax Agents qualified to prepare depreciation schedules for any rental, commercial or investment property under the Tax Agents Services Act 2009. **Our Tax Agents number is 53712009.**

Summary of capital expenditure

Construction cost	\$1,245,300
Expenditure after purchase: (renovations/additional works)	\$60,000
Total expenditure	\$1,305,300



Division 40 - plant and equipment	\$143,348
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The calculations for plant and equipment assets have been prepared in accordance with the relevant Taxation Ruling in place at the time of preparing this report. This ruling discusses the methodology outlined by the Commissioner of Taxation to determine the effective life of depreciating assets under section 40-100 of the Income Tax Assessment Act 1997 (ITAA 1997).

Division 43 - capital works allowance	\$1,161,952
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Division 43, as outlined in ITAA 1997, allows a deduction for capital expenditure incurred in the construction of any capital works. The deduction claimed as a capital works allowance depends on the type of construction and the date construction started. See the definition of division 43 and the table under this heading within the glossary of key terms for further clarification of the qualifying dates for capital works deductions. The deductible amount for division 43 excludes both division 40 above and any non-qualifying balance of capital expenditure.

Construction expenditure that cannot be claimed (as per Australian Taxation Office (ATO) guidelines) include:

- Land
- Expenditure on clearing the land prior to construction
- Earthworks that are permanent, and are not integral to the construction
- Expenditure on soft landscaping
- Demolition

Total capital expenditure	\$1,305,300
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Capital Allowance and Tax Depreciation Schedule summary

Total deductions - 40 year forecast

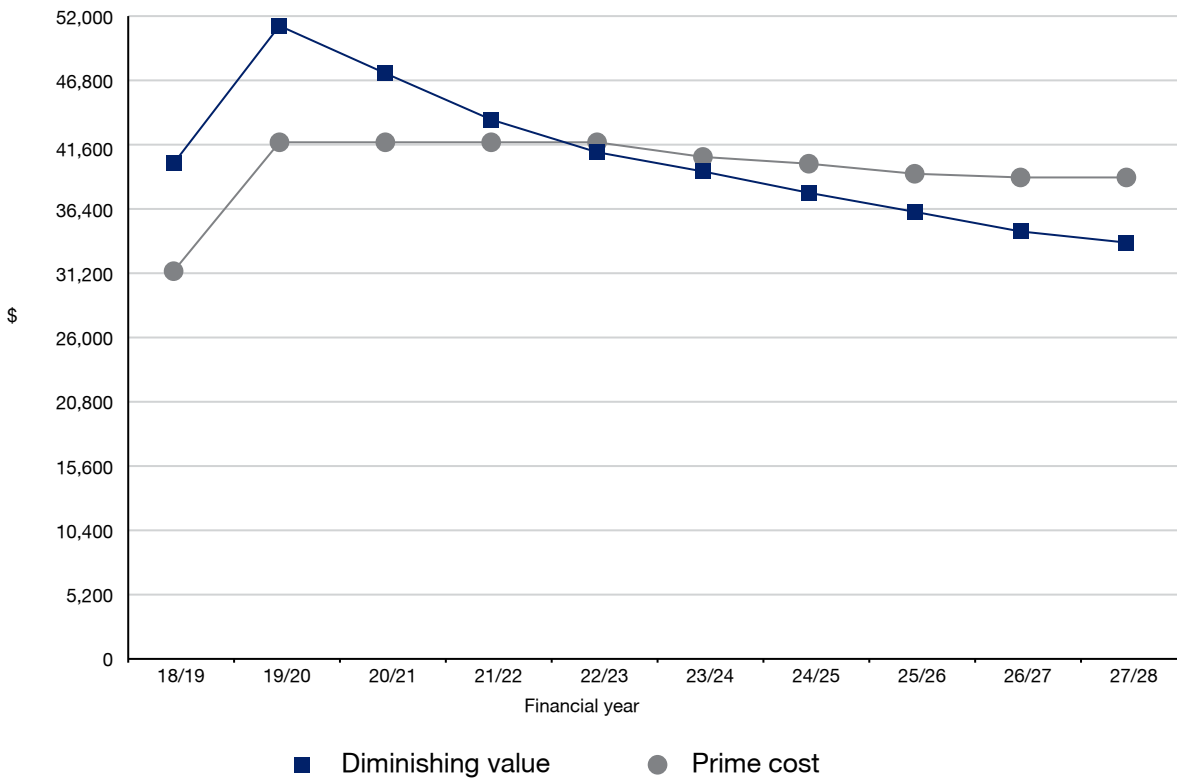
The forty year projection summary outlines the total yearly deductions available over the lifetime of the property. These totals include the division 43 and division 40 components as a total yearly deduction. Both the diminishing value (DV) and prime cost (PC) method values are shown for easy comparison.

Years 1-21			Years 22-41		
Period	Total deductions		Period	Total deductions	
	DV (\$)	PC (\$)		DV (\$)	PC (\$)
2-Oct-18 to 30-Jun-19	40,082	31,365	1-Jul-39 to 30-Jun-40	29,273	29,049
1-Jul-19 to 30-Jun-20	51,216	41,793	1-Jul-40 to 30-Jun-41	29,229	29,049
1-Jul-20 to 30-Jun-21	47,375	41,793	1-Jul-41 to 30-Jun-42	29,430	29,049
1-Jul-21 to 30-Jun-22	43,626	41,793	1-Jul-42 to 30-Jun-43	29,287	29,049
1-Jul-22 to 30-Jun-23	40,989	41,793	1-Jul-43 to 30-Jun-44	29,198	29,049
1-Jul-23 to 30-Jun-24	39,435	40,607	1-Jul-44 to 30-Jun-45	29,142	29,049
1-Jul-24 to 30-Jun-25	37,708	40,059	1-Jul-45 to 30-Jun-46	29,107	29,049
1-Jul-25 to 30-Jun-26	36,167	39,246	1-Jul-46 to 30-Jun-47	29,085	29,049
1-Jul-26 to 30-Jun-27	34,581	38,948	1-Jul-47 to 30-Jun-48	29,071	29,049
1-Jul-27 to 30-Jun-28	33,678	38,948	1-Jul-48 to 30-Jun-49	29,064	29,049
1-Jul-28 to 30-Jun-29	32,853	37,315	1-Jul-49 to 30-Jun-50	29,057	29,049
1-Jul-29 to 30-Jun-30	32,044	36,760	1-Jul-50 to 30-Jun-51	29,054	29,049
1-Jul-30 to 30-Jun-31	33,504	35,699	1-Jul-51 to 30-Jun-52	29,052	29,049
1-Jul-31 to 30-Jun-32	31,985	33,782	1-Jul-52 to 30-Jun-53	29,051	29,049
1-Jul-32 to 30-Jun-33	31,013	31,289	1-Jul-53 to 30-Jun-54	29,051	29,049
1-Jul-33 to 30-Jun-34	30,386	29,620	1-Jul-54 to 30-Jun-55	29,050	29,049
1-Jul-34 to 30-Jun-35	29,983	29,049	1-Jul-55 to 30-Jun-56	29,050	29,049
1-Jul-35 to 30-Jun-36	29,715	29,049	1-Jul-56 to 30-Jun-57	29,049	29,049
1-Jul-36 to 30-Jun-37	29,542	29,049	1-Jul-57 to 30-Jun-58	29,049	29,049
1-Jul-37 to 30-Jun-38	29,419	29,049	1-Jul-58 to 30-Jun-59	7,314	7,314
1-Jul-38 to 30-Jun-39	29,336	29,049	Total	1,305,300	1,305,300

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10 year forecast comparison graph

The below graphical representation of the diminishing value method and prime cost method compares the yearly claims from both methods. The graph demonstrates the diminishing value method's increased deductions over the initial years and the prime cost method's greater deductions in later years.



Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed over forty years from the construction completion date. The depreciation calculated has been deemed to be on structural elements only completed after the legislated dates.

Works	Date	Rate	Original cost (\$)
Original works	1-Oct-18	2.5 %	1,161,952

Calculation for write-off provision:

Period	Original division 43 (\$)
2-Oct-18 to 30-Jun-19	21,727
1-Jul-19 to 30-Jun-20	29,049
1-Jul-20 to 30-Jun-21	29,049
1-Jul-21 to 30-Jun-22	29,049
1-Jul-22 to 30-Jun-23	29,049
1-Jul-23 to 30-Jun-24	29,049
1-Jul-24 to 30-Jun-25	29,049
1-Jul-25 to 30-Jun-26	29,049
1-Jul-26 to 30-Jun-27	29,049
1-Jul-27 to 30-Jun-28	29,049

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Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
2-Oct-18 to 30-Jun-19	16,909	1,446	18,355	21,727	40,082
1-Jul-19 to 30-Jun-20	19,485	2,682	22,167	29,049	51,216
1-Jul-20 to 30-Jun-21	14,927	3,399	18,326	29,049	47,375
1-Jul-21 to 30-Jun-22	12,453	2,124	14,577	29,049	43,626
1-Jul-22 to 30-Jun-23	10,250	1,690	11,940	29,049	40,989
1-Jul-23 to 30-Jun-24	7,735	2,651	10,386	29,049	39,435
1-Jul-24 to 30-Jun-25	5,953	2,706	8,659	29,049	37,708
1-Jul-25 to 30-Jun-26	4,777	2,341	7,118	29,049	36,167
1-Jul-26 to 30-Jun-27	4,072	1,460	5,532	29,049	34,581
1-Jul-27 to 30-Jun-28	3,341	1,288	4,629	29,049	33,678
1-Jul-28 to 30-Jun-29	2,672	1,132	3,804	29,049	32,853
1-Jul-29 to 30-Jun-30	2,288	707	2,995	29,049	32,044
1-Jul-30 to 30-Jun-31	618	3,837	4,455	29,049	33,504
1-Jul-31 to 30-Jun-32	536	2,400	2,936	29,049	31,985
1-Jul-32 to 30-Jun-33	465	1,499	1,964	29,049	31,013
1-Jul-33 to 30-Jun-34	403	934	1,337	29,049	30,386
1-Jul-34 to 30-Jun-35	349	585	934	29,049	29,983
1-Jul-35 to 30-Jun-36	302	364	666	29,049	29,715
1-Jul-36 to 30-Jun-37	262	231	493	29,049	29,542
1-Jul-37 to 30-Jun-38	227	143	370	29,049	29,419
1-Jul-38 to 30-Jun-39	197	90	287	29,049	29,336
1-Jul-39 to 30-Jun-40	171	53	224	29,049	29,273
1-Jul-40 to 30-Jun-41	148	32	180	29,049	29,229
1-Jul-41 to 30-Jun-42	0	381	381	29,049	29,430
1-Jul-42 to 30-Jun-43	0	238	238	29,049	29,287
1-Jul-43 to 30-Jun-44	0	149	149	29,049	29,198
1-Jul-44 to 30-Jun-45	0	93	93	29,049	29,142
1-Jul-45 to 30-Jun-46	0	58	58	29,049	29,107
1-Jul-46 to 30-Jun-47	0	36	36	29,049	29,085
1-Jul-47 to 30-Jun-48	0	22	22	29,049	29,071
1-Jul-48 to 30-Jun-49	0	15	15	29,049	29,064
1-Jul-49 to 30-Jun-50	0	8	8	29,049	29,057
1-Jul-50 to 30-Jun-51	0	5	5	29,049	29,054
1-Jul-51 to 30-Jun-52	0	3	3	29,049	29,052
1-Jul-52 to 30-Jun-53	0	2	2	29,049	29,051
1-Jul-53 to 30-Jun-54	0	2	2	29,049	29,051
1-Jul-54 to 30-Jun-55	0	1	1	29,049	29,050
1-Jul-55 to 30-Jun-56	0	1	1	29,049	29,050
1-Jul-56 to 30-Jun-57	0	0	0	29,049	29,049
1-Jul-57 to 30-Jun-58	0	0	0	29,049	29,049
1-Jul-58 to 30-Jun-59	0	0	0	7,314	7,314
Total	108,540	34,808	143,348	1,161,952	1,305,300

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Prime cost method summary

Date	Effective life plant	Division 43	Total
2-Oct-18 to 30-Jun-19	9,638	21,727	31,365
1-Jul-19 to 30-Jun-20	12,744	29,049	41,793
1-Jul-20 to 30-Jun-21	12,744	29,049	41,793
1-Jul-21 to 30-Jun-22	12,744	29,049	41,793
1-Jul-22 to 30-Jun-23	12,744	29,049	41,793
1-Jul-23 to 30-Jun-24	11,558	29,049	40,607
1-Jul-24 to 30-Jun-25	11,010	29,049	40,059
1-Jul-25 to 30-Jun-26	10,197	29,049	39,246
1-Jul-26 to 30-Jun-27	9,899	29,049	38,948
1-Jul-27 to 30-Jun-28	9,899	29,049	38,948
1-Jul-28 to 30-Jun-29	8,266	29,049	37,315
1-Jul-29 to 30-Jun-30	7,711	29,049	36,760
1-Jul-30 to 30-Jun-31	6,650	29,049	35,699
1-Jul-31 to 30-Jun-32	4,733	29,049	33,782
1-Jul-32 to 30-Jun-33	2,240	29,049	31,289
1-Jul-33 to 30-Jun-34	571	29,049	29,620
1-Jul-34 to 30-Jun-35	0	29,049	29,049
1-Jul-35 to 30-Jun-36	0	29,049	29,049
1-Jul-36 to 30-Jun-37	0	29,049	29,049
1-Jul-37 to 30-Jun-38	0	29,049	29,049
1-Jul-38 to 30-Jun-39	0	29,049	29,049
1-Jul-39 to 30-Jun-40	0	29,049	29,049
1-Jul-40 to 30-Jun-41	0	29,049	29,049
1-Jul-41 to 30-Jun-42	0	29,049	29,049
1-Jul-42 to 30-Jun-43	0	29,049	29,049
1-Jul-43 to 30-Jun-44	0	29,049	29,049
1-Jul-44 to 30-Jun-45	0	29,049	29,049
1-Jul-45 to 30-Jun-46	0	29,049	29,049
1-Jul-46 to 30-Jun-47	0	29,049	29,049
1-Jul-47 to 30-Jun-48	0	29,049	29,049
1-Jul-48 to 30-Jun-49	0	29,049	29,049
1-Jul-49 to 30-Jun-50	0	29,049	29,049
1-Jul-50 to 30-Jun-51	0	29,049	29,049
1-Jul-51 to 30-Jun-52	0	29,049	29,049
1-Jul-52 to 30-Jun-53	0	29,049	29,049
1-Jul-53 to 30-Jun-54	0	29,049	29,049
1-Jul-54 to 30-Jun-55	0	29,049	29,049
1-Jul-55 to 30-Jun-56	0	29,049	29,049
1-Jul-56 to 30-Jun-57	0	29,049	29,049
1-Jul-57 to 30-Jun-58	0	29,049	29,049
1-Jul-58 to 30-Jun-59	0	7,314	7,314
Total	143,348	1,161,952	1,305,300

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Diminishing value method schedule (years 1 - 5)

Tax grouping	Total cost @ 2-Oct-18 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-23 (\$)
				2-Oct-18 30-Jun-19 Year 1 (\$)	1-Jul-19 30-Jun-20 Year 2 (\$)	1-Jul-20 30-Jun-21 Year 3 (\$)	1-Jul-21 30-Jun-22 Year 4 (\$)	1-Jul-22 30-Jun-23 Year 5 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	2,601	10	20.0 %	388	443	354	283	227	906
Air Conditioning - Packaged Unit	24,856	15	13.3 %	2,470	2,985	2,587	2,242	1,943	12,629
Barbecues - Sliding Trays & Cookers	2,427	10	20.0 %	362	413	330	264	212	846
Bathroom Accessories - Freestanding	694	5	37.5 %	0*	0	0	0	0	86
Carpet	7,655	10	20.0 %	1,141	1,303	1,042	834	667	2,668
Cooktops	2,774	12	16.7 %	345	405	337	281	234	1,172
Curtains	712	6	37.5 %	0*	0	0	0	0	88
Dishwashers	4,624	10	20.0 %	689	787	630	504	403	1,611
Floor Carpet - Artificial Grass & Matting	439	5	37.5 %	0*	0	0	0	0	54
Garbage Bins	278	10	100.0 %	278	0	0	0	0	0
Heaters - Gas	5,276	15	13.3 %	524	634	549	476	412	2,681
Hot Water Systems	1,907	12	16.7 %	237	278	232	193	0*	604
Intercom System Assets	1,040	10	20.0 %	155	0*	0	0	0	135
Light Shades	4,451	5	37.5 %	0*	0	0	0	0	551
Microwave Ovens	982	10	37.5 %	0*	0	0	0	0	122
Ovens	3,006	12	16.7 %	373	439	366	305	254	1,269
Rangehoods	2,659	12	16.7 %	330	388	324	270	225	1,122
Refrigerators	3,814	12	16.7 %	474	557	0*	0	0	679
Security System	2,369	5	40.0 %	706	665	0*	0	0	244
Smoke Alarms	433	6	37.5 %	0*	0	0	0	0	54
Surround Sound Systems	2,549	10	20.0 %	380	434	347	278	222	888
Swimming Pool - Cleaners	1,445	7	28.6 %	308	325	0*	0	0	198
Swimming Pool & Spa - Filtration, Chlorinator & Pump	2,889	12	16.7 %	359	422	351	293	244	1,220
Swimming Pool & Spa - Heaters	3,468	15	13.3 %	345	416	361	313	271	1,762
Subtotal	83,348			9,864	10,894	7,810	6,536	5,314	31,589
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	54,000	13	15.0 %	5,814	7,228	6,144	5,222	4,439	25,153
Rugs (12-Oct-18)	6,000	7	28.6 %	1,231	1,363	973	695	497	1,241
Subtotal	60,000			7,045	8,591	7,117	5,917	4,936	26,394
Total division 40 - effective life rate	135,637			16,909	19,485	14,927	12,453	10,250	50,917
Total division 40 - pooled (Page 19)	7,711			1,446	2,682	3,399	2,124	1,690	7,066
Total division 40	143,348			18,355	22,167	18,326	14,577	11,940	57,983
Division 43 - capital works allowance									
Total division 43 (Page 12)	1,161,952			21,727	29,049	29,049	29,049	29,049	1,024,029
Total depreciation	1,305,300			40,082	51,216	47,375	43,626	40,989	1,082,012

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The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

Diminishing value method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-23 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-28 (\$)
				1-Jul-23 30-Jun-24 Year 6 (\$)	1-Jul-24 30-Jun-25 Year 7 (\$)	1-Jul-25 30-Jun-26 Year 8 (\$)	1-Jul-26 30-Jun-27 Year 9 (\$)	1-Jul-27 30-Jun-28 Year 10 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	906	10	37.5 %	0*	0	0	0	0	86
Air Conditioning - Packaged Unit	12,629	15	13.3 %	1,684	1,459	1,265	1,096	950	6,175
Barbecues - Sliding Trays & Cookers	846	10	37.5 %	0*	0	0	0	0	81
Bathroom Accessories - Freestanding	86	5	37.5 %	0	0	0	0	0	8
Carpet	2,668	10	20.0 %	534	427	341	273	219	874
Cooktops	1,172	12	16.7 %	195	0*	0	0	0	149
Curtains	88	6	37.5 %	0	0	0	0	0	8
Dishwashers	1,611	10	37.5 %	0*	0	0	0	0	154
Floor Carpet - Artificial Grass & Matting	54	5	37.5 %	0	0	0	0	0	5
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Heaters - Gas	2,681	15	13.3 %	357	310	269	233	202	1,310
Hot Water Systems	604	12	37.5 %	0	0	0	0	0	57
Intercom System Assets	135	10	37.5 %	0	0	0	0	0	12
Light Shades	551	5	37.5 %	0	0	0	0	0	52
Microwave Ovens	122	10	37.5 %	0	0	0	0	0	11
Ovens	1,269	12	16.7 %	212	176	0*	0	0	215
Rangehoods	1,122	12	16.7 %	187	0*	0	0	0	142
Refrigerators	679	12	37.5 %	0	0	0	0	0	65
Security System	244	5	37.5 %	0	0	0	0	0	23
Smoke Alarms	54	6	37.5 %	0	0	0	0	0	5
Surround Sound Systems	888	10	37.5 %	0*	0	0	0	0	85
Swimming Pool - Cleaners	198	7	37.5 %	0	0	0	0	0	19
Swimming Pool & Spa - Filtration, Chlorinator & Pump	1,220	12	16.7 %	203	170	0*	0	0	207
Swimming Pool & Spa - Heaters	1,762	15	13.3 %	235	204	176	153	0*	621
Subtotal	31,589			3,607	2,746	2,051	1,755	1,371	10,364
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	25,153	13	15.0 %	3,773	3,207	2,726	2,317	1,970	11,160
Rugs (12-Oct-18)	1,241	7	28.6 %	355	0*	0	0	0	135
Subtotal	26,394			4,128	3,207	2,726	2,317	1,970	11,295
Total division 40 - effective life rate	50,917			7,735	5,953	4,777	4,072	3,341	18,645
Total division 40 - pooled (Page 20)	7,066			2,651	2,706	2,341	1,460	1,288	3,014
Total division 40	57,983			10,386	8,659	7,118	5,532	4,629	21,659
Division 43 - capital works allowance									
Total division 43 (Page 12)	1,024,029			29,049	29,049	29,049	29,049	29,049	878,784
Total depreciation	1,082,012			39,435	37,708	36,167	34,581	33,678	900,443

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Diminishing value method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-28 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-33 (\$)
				1-Jul-28 30-Jun-29 Year 11 (\$)	1-Jul-29 30-Jun-30 Year 12 (\$)	1-Jul-30 30-Jun-31 Year 13 (\$)	1-Jul-31 30-Jun-32 Year 14 (\$)	1-Jul-32 30-Jun-33 Year 15 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	86	10	37.5 %	0	0	0	0	0	8
Air Conditioning - Packaged Unit	6,175	15	13.3 %	823	714	618	536	465	3,019
Barbecues - Sliding Trays & Cookers	81	10	37.5 %	0	0	0	0	0	7
Bathroom Accessories - Freestanding	8	5	37.5 %	0	0	0	0	0	0
Carpet	874	10	37.5 %	0*	0	0	0	0	83
Cooktops	149	12	37.5 %	0	0	0	0	0	14
Curtains	8	6	37.5 %	0	0	0	0	0	0
Dishwashers	154	10	37.5 %	0	0	0	0	0	14
Floor Carpet - Artificial Grass & Matting	5	5	37.5 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Heaters - Gas	1,310	15	13.3 %	175	151	0*	0	0	240
Hot Water Systems	57	12	37.5 %	0	0	0	0	0	6
Intercom System Assets	12	10	37.5 %	0	0	0	0	0	0
Light Shades	52	5	37.5 %	0	0	0	0	0	4
Microwave Ovens	11	10	37.5 %	0	0	0	0	0	0
Ovens	215	12	37.5 %	0	0	0	0	0	20
Rangehoods	142	12	37.5 %	0	0	0	0	0	14
Refrigerators	65	12	37.5 %	0	0	0	0	0	6
Security System	23	5	37.5 %	0	0	0	0	0	2
Smoke Alarms	5	6	37.5 %	0	0	0	0	0	0
Surround Sound Systems	85	10	37.5 %	0	0	0	0	0	8
Swimming Pool - Cleaners	19	7	37.5 %	0	0	0	0	0	1
Swimming Pool & Spa - Filtration, Chlorinator & Pump	207	12	37.5 %	0	0	0	0	0	20
Swimming Pool & Spa - Heaters	621	15	37.5 %	0	0	0	0	0	59
Subtotal	10,364			998	865	618	536	465	3,525
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	11,160	13	15.0 %	1,674	1,423	0*	0	0	1,968
Rugs (12-Oct-18)	135	7	37.5 %	0	0	0	0	0	12
Subtotal	11,295			1,674	1,423	0	0	0	1,980
Total division 40 - effective life rate	18,645			2,672	2,288	618	536	465	3,019
Total division 40 - pooled (Page 21)	3,014			1,132	707	3,837	2,400	1,499	2,486
Total division 40	21,659			3,804	2,995	4,455	2,936	1,964	5,505
Division 43 - capital works allowance									
Total division 43 (Page 12)	878,784			29,049	29,049	29,049	29,049	29,049	733,539
Total depreciation	900,443			32,853	32,044	33,504	31,985	31,013	739,044

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Diminishing value method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-33 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-38 (\$)
				1-Jul-33 30-Jun-34 Year 16 (\$)	1-Jul-34 30-Jun-35 Year 17 (\$)	1-Jul-35 30-Jun-36 Year 18 (\$)	1-Jul-36 30-Jun-37 Year 19 (\$)	1-Jul-37 30-Jun-38 Year 20 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	8	10	37.5 %	0	0	0	0	0	0
Air Conditioning - Packaged Unit	3,019	15	13.3 %	403	349	302	262	227	1,476
Barbecues - Sliding Trays & Cookers	7	10	37.5 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	37.5 %	0	0	0	0	0	0
Carpet	83	10	37.5 %	0	0	0	0	0	7
Cooktops	14	12	37.5 %	0	0	0	0	0	1
Curtains	0	6	37.5 %	0	0	0	0	0	0
Dishwashers	14	10	37.5 %	0	0	0	0	0	1
Floor Carpet - Artificial Grass & Matting	0	5	37.5 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Heaters - Gas	240	15	37.5 %	0	0	0	0	0	23
Hot Water Systems	6	12	37.5 %	0	0	0	0	0	0
Intercom System Assets	0	10	20.0 %	0	0	0	0	0	0
Light Shades	4	5	37.5 %	0	0	0	0	0	0
Microwave Ovens	0	10	37.5 %	0	0	0	0	0	0
Ovens	20	12	37.5 %	0	0	0	0	0	1
Rangehoods	14	12	37.5 %	0	0	0	0	0	1
Refrigerators	6	12	37.5 %	0	0	0	0	0	0
Security System	2	5	37.5 %	0	0	0	0	0	0
Smoke Alarms	0	6	37.5 %	0	0	0	0	0	0
Surround Sound Systems	8	10	37.5 %	0	0	0	0	0	0
Swimming Pool - Cleaners	1	7	37.5 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	20	12	37.5 %	0	0	0	0	0	1
Swimming Pool & Spa - Heaters	59	15	37.5 %	0	0	0	0	0	6
Subtotal	3,525			403	349	302	262	227	1,517
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	1,968	13	37.5 %	0	0	0	0	0	188
Rugs (12-Oct-18)	12	7	37.5 %	0	0	0	0	0	0
Subtotal	1,980			0	0	0	0	0	188
Total division 40 - effective life rate	3,019			403	349	302	262	227	1,476
Total division 40 - pooled (Page 22)	2,486			934	585	364	231	143	229
Total division 40	5,505			1,337	934	666	493	370	1,705
Division 43 - capital works allowance									
Total division 43 (Page 12)	733,539			29,049	29,049	29,049	29,049	29,049	588,294
Total depreciation	739,044			30,386	29,983	29,715	29,542	29,419	589,999

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Diminishing value method pooling schedule (years 1 - 5)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-23 (\$)
				2-Oct-18 30-Jun-19 Year 1 (\$)	1-Jul-19 30-Jun-20 Year 2 (\$)	1-Jul-20 30-Jun-21 Year 3 (\$)	1-Jul-21 30-Jun-22 Year 4 (\$)	1-Jul-22 30-Jun-23 Year 5 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	*906	10	0.0 %	0	0	0	0	0	906
Air Conditioning - Packaged Unit	*960	15	0.0 %	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	*846	10	0.0 %	0	0	0	0	0	846
Bathroom Accessories - Freestanding	694	5	37.5 %	130	212	132	83	51	86
Carpet	*874	10	0.0 %	0	0	0	0	0	0
Cooktops	*977	12	0.0 %	0	0	0	0	0	0
Curtains	712	6	37.5 %	134	217	135	85	53	88
Dishwashers	*1,611	10	0.0 %	0	0	0	0	0	1,611
Floor Carpet - Artificial Grass & Matting	439	5	37.5 %	82	134	84	52	33	54
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Heaters - Gas	*984	15	0.0 %	0	0	0	0	0	0
Hot Water Systems	*967	12	37.5 %	0	0	0	0	363	604
Intercom System Assets	*885	10	37.5 %	0	332	207	130	81	135
Light Shades	4,451	5	37.5 %	835	1,356	848	530	331	551
Microwave Ovens	982	10	37.5 %	184	299	187	117	73	122
Ovens	*881	12	0.0 %	0	0	0	0	0	0
Rangehoods	*935	12	0.0 %	0	0	0	0	0	0
Refrigerators	*2,783	12	37.5 %	0	0	1,044	652	408	679
Security System	*998	5	37.5 %	0	0	374	234	146	244
Smoke Alarms	433	6	37.5 %	81	132	83	51	32	54
Surround Sound Systems	*888	10	0.0 %	0	0	0	0	0	888
Swimming Pool - Cleaners	*812	7	37.5 %	0	0	305	190	119	198
Swimming Pool & Spa - Filtration, Chlorinator & Pump	*847	12	0.0 %	0	0	0	0	0	0
Swimming Pool & Spa - Heaters	*994	15	0.0 %	0	0	0	0	0	0
Subtotal	7,711			1,446	2,682	3,399	2,124	1,690	7,066
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	*8,063	13	0.0 %	0	0	0	0	0	0
Rugs (12-Oct-18)	*886	7	0.0 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total - pooled items	7,711			1,446	2,682	3,399	2,124	1,690	7,066

Items marked by an * are allocated to the low-value pool in later years.

Diminishing value method pooling schedule (years 6 - 10)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-28 (\$)
				1-Jul-23 30-Jun-24 Year 6 (\$)	1-Jul-24 30-Jun-25 Year 7 (\$)	1-Jul-25 30-Jun-26 Year 8 (\$)	1-Jul-26 30-Jun-27 Year 9 (\$)	1-Jul-27 30-Jun-28 Year 10 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	906	10	37.5 %	340	212	133	83	52	86
Air Conditioning - Packaged Unit	*960	15	0.0 %	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	846	10	37.5 %	317	198	124	78	48	81
Bathroom Accessories - Freestanding	86	5	37.5 %	32	20	13	8	5	8
Carpet	*874	10	0.0 %	0	0	0	0	0	874
Cooktops	*977	12	37.5 %	0	366	229	143	90	149
Curtains	88	6	37.5 %	33	21	13	8	5	8
Dishwashers	1,611	10	37.5 %	604	378	236	147	92	154
Floor Carpet - Artificial Grass & Matting	54	5	37.5 %	20	13	8	5	3	5
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Heaters - Gas	*984	15	0.0 %	0	0	0	0	0	0
Hot Water Systems	604	12	37.5 %	227	141	89	55	35	57
Intercom System Assets	135	10	37.5 %	51	32	20	12	8	12
Light Shades	551	5	37.5 %	207	129	81	50	32	52
Microwave Ovens	122	10	37.5 %	46	29	18	11	7	11
Ovens	*881	12	37.5 %	0	0	330	207	129	215
Rangehoods	*935	12	37.5 %	0	351	219	137	86	142
Refrigerators	679	12	37.5 %	255	159	99	62	39	65
Security System	244	5	37.5 %	92	57	36	22	14	23
Smoke Alarms	54	6	37.5 %	20	13	8	5	3	5
Surround Sound Systems	888	10	37.5 %	333	208	130	81	51	85
Swimming Pool - Cleaners	198	7	37.5 %	74	47	29	18	11	19
Swimming Pool & Spa - Filtration, Chlorinator & Pump	*847	12	37.5 %	0	0	318	198	124	207
Swimming Pool & Spa - Heaters	*994	15	37.5 %	0	0	0	0	373	621
Subtotal	7,066			2,651	2,374	2,133	1,330	1,207	2,879
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	*8,063	13	0.0 %	0	0	0	0	0	0
Rugs (12-Oct-18)	*886	7	37.5 %	0	332	208	130	81	135
Subtotal	0			0	332	208	130	81	135
Total - pooled items	7,066			2,651	2,706	2,341	1,460	1,288	3,014

Items marked by an * are allocated to the low-value pool in later years.

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

Diminishing value method pooling schedule (years 11 - 15)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-33 (\$)
				1-Jul-28 30-Jun-29 Year 11 (\$)	1-Jul-29 30-Jun-30 Year 12 (\$)	1-Jul-30 30-Jun-31 Year 13 (\$)	1-Jul-31 30-Jun-32 Year 14 (\$)	1-Jul-32 30-Jun-33 Year 15 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	86	10	37.5 %	32	20	13	8	5	8
Air Conditioning - Packaged Unit	*960	15	0.0 %	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	81	10	37.5 %	30	19	12	8	5	7
Bathroom Accessories - Freestanding	8	5	37.5 %	3	2	1	1	1	0
Carpet	874	10	37.5 %	328	205	128	80	50	83
Cooktops	149	12	37.5 %	56	35	22	14	8	14
Curtains	8	6	37.5 %	3	2	1	1	1	0
Dishwashers	154	10	37.5 %	58	36	23	14	9	14
Floor Carpet - Artificial Grass & Matting	5	5	37.5 %	2	1	1	1	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Heaters - Gas	*984	15	37.5 %	0	0	369	231	144	240
Hot Water Systems	57	12	37.5 %	21	14	8	5	3	6
Intercom System Assets	12	10	37.5 %	5	3	2	1	1	0
Light Shades	52	5	37.5 %	20	12	8	5	3	4
Microwave Ovens	11	10	37.5 %	4	3	2	1	1	0
Ovens	215	12	37.5 %	81	50	32	20	12	20
Rangehoods	142	12	37.5 %	53	33	21	13	8	14
Refrigerators	65	12	37.5 %	24	15	10	6	4	6
Security System	23	5	37.5 %	9	5	3	2	2	2
Smoke Alarms	5	6	37.5 %	2	1	1	1	0	0
Surround Sound Systems	85	10	37.5 %	32	20	12	8	5	8
Swimming Pool - Cleaners	19	7	37.5 %	7	5	3	2	1	1
Swimming Pool & Spa - Filtration, Chlorinator & Pump	207	12	37.5 %	78	48	30	19	12	20
Swimming Pool & Spa - Heaters	621	15	37.5 %	233	146	91	57	35	59
Subtotal	2,879			1,081	675	793	498	310	506
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	*8,063	13	37.5 %	0	0	3,024	1,890	1,181	1,968
Rugs (12-Oct-18)	135	7	37.5 %	51	32	20	12	8	12
Subtotal	135			51	32	3,044	1,902	1,189	1,980
Total - pooled items	3,014			1,132	707	3,837	2,400	1,499	2,486

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Diminishing value method pooling schedule (years 16 - 20)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-38 (\$)
				1-Jul-33 30-Jun-34 Year 16 (\$)	1-Jul-34 30-Jun-35 Year 17 (\$)	1-Jul-35 30-Jun-36 Year 18 (\$)	1-Jul-36 30-Jun-37 Year 19 (\$)	1-Jul-37 30-Jun-38 Year 20 (\$)	
Division 40 - plant & equipment (Pooling rates)									
Existing unit specific									
Air Conditioner - Split Systems	8	10	37.5 %	3	2	1	1	1	0
Air Conditioning - Packaged Unit	*960	15	0.0 %	0	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	7	10	37.5 %	3	2	1	1	0	0
Bathroom Accessories - Freestanding	0	5	0.0 %	0	0	0	0	0	0
Carpet	83	10	37.5 %	31	20	12	8	5	7
Cooktops	14	12	37.5 %	5	3	2	2	1	1
Curtains	0	6	0.0 %	0	0	0	0	0	0
Dishwashers	14	10	37.5 %	5	3	2	2	1	1
Floor Carpet - Artificial Grass & Matting	0	5	0.0 %	0	0	0	0	0	0
Garbage Bins	0	10	0.0 %	0	0	0	0	0	0
Heaters - Gas	240	15	37.5 %	90	56	35	22	14	23
Hot Water Systems	6	12	37.5 %	2	2	1	1	0	0
Intercom System Assets	0	10	0.0 %	0	0	0	0	0	0
Light Shades	4	5	37.5 %	2	1	1	0	0	0
Microwave Ovens	0	10	0.0 %	0	0	0	0	0	0
Ovens	20	12	37.5 %	8	5	3	2	1	1
Rangehoods	14	12	37.5 %	5	3	2	2	1	1
Refrigerators	6	12	37.5 %	2	2	1	1	0	0
Security System	2	5	37.5 %	1	1	0	0	0	0
Smoke Alarms	0	6	0.0 %	0	0	0	0	0	0
Surround Sound Systems	8	10	37.5 %	3	2	1	1	1	0
Swimming Pool - Cleaners	1	7	37.5 %	1	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	20	12	37.5 %	8	5	3	2	1	1
Swimming Pool & Spa - Heaters	59	15	37.5 %	22	14	9	5	3	6
Subtotal	506			191	121	74	50	29	41
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	1,968	13	37.5 %	738	461	288	180	113	188
Rugs (12-Oct-18)	12	7	37.5 %	5	3	2	1	1	0
Subtotal	1,980			743	464	290	181	114	188
Total - pooled items	2,486			934	585	364	231	143	229

Items marked by an * are allocated to the low-value pool in later years.

Prime cost method schedule (years 1 - 5)

Tax grouping	Total cost @ 2-Oct-18 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-23 (\$)
				2-Oct-18 30-Jun-19 Year 1 (\$)	1-Jul-19 30-Jun-20 Year 2 (\$)	1-Jul-20 30-Jun-21 Year 3 (\$)	1-Jul-21 30-Jun-22 Year 4 (\$)	1-Jul-22 30-Jun-23 Year 5 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	2,601	10	10.0 %	194	260	260	260	260	1,367
Air Conditioning - Packaged Unit	24,856	15	6.7 %	1,235	1,657	1,657	1,657	1,657	16,993
Barbecues - Sliding Trays & Cookers	2,427	10	10.0 %	181	243	243	243	243	1,274
Bathroom Accessories - Freestanding	694	5	20.0 %	103	139	139	139	139	35
Carpet	7,655	10	10.0 %	570	766	766	766	766	4,021
Cooktops	2,774	12	8.3 %	172	231	231	231	231	1,678
Curtains	712	6	16.7 %	88	119	119	119	119	148
Dishwashers	4,624	10	10.0 %	345	462	462	462	462	2,431
Floor Carpet - Artificial Grass & Matting	439	5	20.0 %	65	88	88	88	88	22
Garbage Bins	278	10	100.0 %	278	0	0	0	0	0
Heaters - Gas	5,276	15	6.7 %	262	352	352	352	352	3,606
Hot Water Systems	1,907	12	8.3 %	118	159	159	159	159	1,153
Intercom System Assets	1,040	10	10.0 %	78	104	104	104	104	546
Light Shades	4,451	5	20.0 %	663	890	890	890	890	228
Microwave Ovens	982	10	10.0 %	73	98	98	98	98	517
Ovens	3,006	12	8.3 %	187	250	250	250	250	1,819
Rangehoods	2,659	12	8.3 %	165	222	222	222	222	1,606
Refrigerators	3,814	12	8.3 %	237	318	318	318	318	2,305
Security System	2,369	5	20.0 %	353	474	474	474	474	120
Smoke Alarms	433	6	16.7 %	54	72	72	72	72	91
Surround Sound Systems	2,549	10	10.0 %	190	255	255	255	255	1,339
Swimming Pool - Cleaners	1,445	7	14.3 %	154	206	206	206	206	467
Swimming Pool & Spa - Filtration, Chlorinator & Pump	2,889	12	8.3 %	179	241	241	241	241	1,746
Swimming Pool & Spa - Heaters	3,468	15	6.7 %	172	231	231	231	231	2,372
Subtotal	83,348			6,116	7,837	7,837	7,837	7,837	45,884
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	54,000	13	7.5 %	2,907	4,050	4,050	4,050	4,050	34,893
Rugs (12-Oct-18)	6,000	7	14.3 %	615	857	857	857	857	1,957
Subtotal	60,000			3,522	4,907	4,907	4,907	4,907	36,850
Total division 40 - effective life rate	143,348			9,638	12,744	12,744	12,744	12,744	82,734
Division 43 - capital works allowance									
Total division 43 (Page 12)	1,161,952			21,727	29,049	29,049	29,049	29,049	1,024,029
Total depreciation	1,305,300			31,365	41,793	41,793	41,793	41,793	1,106,763

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Prime cost method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-23 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-28 (\$)
				1-Jul-23 30-Jun-24 Year 6 (\$)	1-Jul-24 30-Jun-25 Year 7 (\$)	1-Jul-25 30-Jun-26 Year 8 (\$)	1-Jul-26 30-Jun-27 Year 9 (\$)	1-Jul-27 30-Jun-28 Year 10 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	1,367	10	10.0 %	260	260	260	260	260	67
Air Conditioning - Packaged Unit	16,993	15	6.7 %	1,657	1,657	1,657	1,657	1,657	8,708
Barbecues - Sliding Trays & Cookers	1,274	10	10.0 %	243	243	243	243	243	59
Bathroom Accessories - Freestanding	35	5	20.0 %	35	0	0	0	0	0
Carpet	4,021	10	10.0 %	766	766	766	766	766	191
Cooktops	1,678	12	8.3 %	231	231	231	231	231	523
Curtains	148	6	16.7 %	119	29	0	0	0	0
Dishwashers	2,431	10	10.0 %	462	462	462	462	462	121
Floor Carpet - Artificial Grass & Matting	22	5	20.0 %	22	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Heaters - Gas	3,606	15	6.7 %	352	352	352	352	352	1,846
Hot Water Systems	1,153	12	8.3 %	159	159	159	159	159	358
Intercom System Assets	546	10	10.0 %	104	104	104	104	104	26
Light Shades	228	5	20.0 %	228	0	0	0	0	0
Microwave Ovens	517	10	10.0 %	98	98	98	98	98	27
Ovens	1,819	12	8.3 %	250	250	250	250	250	569
Rangehoods	1,606	12	8.3 %	222	222	222	222	222	496
Refrigerators	2,305	12	8.3 %	318	318	318	318	318	715
Security System	120	5	20.0 %	120	0	0	0	0	0
Smoke Alarms	91	6	16.7 %	72	19	0	0	0	0
Surround Sound Systems	1,339	10	10.0 %	255	255	255	255	255	64
Swimming Pool - Cleaners	467	7	14.3 %	206	206	55	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	1,746	12	8.3 %	241	241	241	241	241	541
Swimming Pool & Spa - Heaters	2,372	15	6.7 %	231	231	231	231	231	1,217
Subtotal	45,884			6,651	6,103	5,904	5,849	5,849	15,528
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	34,893	13	7.5 %	4,050	4,050	4,050	4,050	4,050	14,643
Rugs (12-Oct-18)	1,957	7	14.3 %	857	857	243	0	0	0
Subtotal	36,850			4,907	4,907	4,293	4,050	4,050	14,643
Total division 40 - effective life rate	82,734			11,558	11,010	10,197	9,899	9,899	30,171
Division 43 - capital works allowance									
Total division 43 (Page 12)	1,024,029			29,049	29,049	29,049	29,049	29,049	878,784
Total depreciation	1,106,763			40,607	40,059	39,246	38,948	38,948	908,955

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Prime cost method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-28 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-33 (\$)
				1-Jul-28 30-Jun-29 Year 11 (\$)	1-Jul-29 30-Jun-30 Year 12 (\$)	1-Jul-30 30-Jun-31 Year 13 (\$)	1-Jul-31 30-Jun-32 Year 14 (\$)	1-Jul-32 30-Jun-33 Year 15 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	67	10	10.0 %	67	0	0	0	0	0
Air Conditioning - Packaged Unit	8,708	15	6.7 %	1,657	1,657	1,657	1,657	1,657	423
Barbecues - Sliding Trays & Cookers	59	10	10.0 %	59	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	20.0 %	0	0	0	0	0	0
Carpet	191	10	10.0 %	191	0	0	0	0	0
Cooktops	523	12	8.3 %	231	231	61	0	0	0
Curtains	0	6	16.7 %	0	0	0	0	0	0
Dishwashers	121	10	10.0 %	121	0	0	0	0	0
Floor Carpet - Artificial Grass & Matting	0	5	20.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Heaters - Gas	1,846	15	6.7 %	352	352	352	352	352	86
Hot Water Systems	358	12	8.3 %	159	159	40	0	0	0
Intercom System Assets	26	10	10.0 %	26	0	0	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Microwave Ovens	27	10	10.0 %	27	0	0	0	0	0
Ovens	569	12	8.3 %	250	250	69	0	0	0
Rangehoods	496	12	8.3 %	222	222	52	0	0	0
Refrigerators	715	12	8.3 %	318	318	79	0	0	0
Security System	0	5	20.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	16.7 %	0	0	0	0	0	0
Surround Sound Systems	64	10	10.0 %	64	0	0	0	0	0
Swimming Pool - Cleaners	0	7	14.3 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	541	12	8.3 %	241	241	59	0	0	0
Swimming Pool & Spa - Heaters	1,217	15	6.7 %	231	231	231	231	231	62
Subtotal	15,528			4,216	3,661	2,600	2,240	2,240	571
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	14,643	13	7.5 %	4,050	4,050	4,050	2,493	0	0
Rugs (12-Oct-18)	0	7	14.3 %	0	0	0	0	0	0
Subtotal	14,643			4,050	4,050	4,050	2,493	0	0
Total division 40 - effective life rate	30,171			8,266	7,711	6,650	4,733	2,240	571
Division 43 - capital works allowance									
Total division 43 (Page 12)	878,784			29,049	29,049	29,049	29,049	29,049	733,539
Total depreciation	908,955			37,315	36,760	35,699	33,782	31,289	734,110

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Prime cost method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-33 (\$)	Effective life (Years)	Basic rate (PC)	Depreciation allowance					TWDV @ 1-Jul-38 (\$)
				1-Jul-33 30-Jun-34 Year 16 (\$)	1-Jul-34 30-Jun-35 Year 17 (\$)	1-Jul-35 30-Jun-36 Year 18 (\$)	1-Jul-36 30-Jun-37 Year 19 (\$)	1-Jul-37 30-Jun-38 Year 20 (\$)	
Division 40 - plant & equipment (Effective life rates)									
Existing unit specific									
Air Conditioner - Split Systems	0	10	10.0 %	0	0	0	0	0	0
Air Conditioning - Packaged Unit	423	15	6.7 %	423	0	0	0	0	0
Barbecues - Sliding Trays & Cookers	0	10	10.0 %	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	5	20.0 %	0	0	0	0	0	0
Carpet	0	10	10.0 %	0	0	0	0	0	0
Cooktops	0	12	8.3 %	0	0	0	0	0	0
Curtains	0	6	16.7 %	0	0	0	0	0	0
Dishwashers	0	10	10.0 %	0	0	0	0	0	0
Floor Carpet - Artificial Grass & Matting	0	5	20.0 %	0	0	0	0	0	0
Garbage Bins	0	10	100.0 %	0	0	0	0	0	0
Heaters - Gas	86	15	6.7 %	86	0	0	0	0	0
Hot Water Systems	0	12	8.3 %	0	0	0	0	0	0
Intercom System Assets	0	10	10.0 %	0	0	0	0	0	0
Light Shades	0	5	20.0 %	0	0	0	0	0	0
Microwave Ovens	0	10	10.0 %	0	0	0	0	0	0
Ovens	0	12	8.3 %	0	0	0	0	0	0
Rangehoods	0	12	8.3 %	0	0	0	0	0	0
Refrigerators	0	12	8.3 %	0	0	0	0	0	0
Security System	0	5	20.0 %	0	0	0	0	0	0
Smoke Alarms	0	6	16.7 %	0	0	0	0	0	0
Surround Sound Systems	0	10	10.0 %	0	0	0	0	0	0
Swimming Pool - Cleaners	0	7	14.3 %	0	0	0	0	0	0
Swimming Pool & Spa - Filtration, Chlorinator & Pump	0	12	8.3 %	0	0	0	0	0	0
Swimming Pool & Spa - Heaters	62	15	6.7 %	62	0	0	0	0	0
Subtotal	571			571	0	0	0	0	0
Additional unit specific									
Furniture - Freestanding B (12-Oct-18)	0	13	7.5 %	0	0	0	0	0	0
Rugs (12-Oct-18)	0	7	14.3 %	0	0	0	0	0	0
Subtotal	0			0	0	0	0	0	0
Total division 40 - effective life rate	571			571	0	0	0	0	0
Division 43 - capital works allowance									
Total division 43 (Page 12)	733,539			29,049	29,049	29,049	29,049	29,049	588,294
Total depreciation	734,110			29,620	29,049	29,049	29,049	29,049	588,294

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Grouped depreciation rates - diminishing value method

BMT Tax Depreciation has allocated each asset into a group based on their rate of depreciation. The following tables provide a summary of the total deductions available for each depreciation rate for both the diminishing value method and the prime cost method of depreciation. This may assist when entering depreciation into accounting software packages.

Basic rate (%)	Years				
	2-Oct-18 30-Jun-19 Year 1 (\$)	1-Jul-19 30-Jun-20 Year 2 (\$)	1-Jul-20 30-Jun-21 Year 3 (\$)	1-Jul-21 30-Jun-22 Year 4 (\$)	1-Jul-22 30-Jun-23 Year 5 (\$)
2.5	21,727	29,049	29,049	29,049	29,049
13.33	3,339	4,035	3,497	3,031	2,626
15	5,814	7,228	6,144	5,222	4,439
16.67	2,118	2,489	1,610	1,342	957
18.75	1,446	0	0	0	0
20	3,115	3,380	2,703	2,163	1,731
28.57	1,539	1,688	973	695	497
37.5	0	2,682	3,399	2,124	1,690
40	706	665	0	0	0
100	278	0	0	0	0
Total	40,082	51,216	47,375	43,626	40,989

Basic rate (%)	Years				
	1-Jul-23 30-Jun-24 Year 6 (\$)	1-Jul-24 30-Jun-25 Year 7 (\$)	1-Jul-25 30-Jun-26 Year 8 (\$)	1-Jul-26 30-Jun-27 Year 9 (\$)	1-Jul-27 30-Jun-28 Year 10 (\$)
2.5	29,049	29,049	29,049	29,049	29,049
13.33	2,276	1,973	1,710	1,482	1,152
15	3,773	3,207	2,726	2,317	1,970
16.67	797	346	0	0	0
18.75	0	0	0	0	0
20	534	427	341	273	219
28.57	355	0	0	0	0
37.5	2,651	2,706	2,341	1,460	1,288
40	0	0	0	0	0
100	0	0	0	0	0
Total	39,435	37,708	36,167	34,581	33,678

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Grouped depreciation rates - prime cost method

Basic rate (%)	Years				
	2-Oct-18 30-Jun-19 Year 1 (\$)	1-Jul-19 30-Jun-20 Year 2 (\$)	1-Jul-20 30-Jun-21 Year 3 (\$)	1-Jul-21 30-Jun-22 Year 4 (\$)	1-Jul-22 30-Jun-23 Year 5 (\$)
2.5	21,727	29,049	29,049	29,049	29,049
6.67	1,669	2,240	2,240	2,240	2,240
7.5	2,907	4,050	4,050	4,050	4,050
8.33	1,058	1,421	1,421	1,421	1,421
10	1,631	2,188	2,188	2,188	2,188
14.29	769	1,063	1,063	1,063	1,063
16.67	142	191	191	191	191
20	1,184	1,591	1,591	1,591	1,591
100	278	0	0	0	0
Total	31,365	41,793	41,793	41,793	41,793

Basic rate (%)	Years				
	1-Jul-23 30-Jun-24 Year 6 (\$)	1-Jul-24 30-Jun-25 Year 7 (\$)	1-Jul-25 30-Jun-26 Year 8 (\$)	1-Jul-26 30-Jun-27 Year 9 (\$)	1-Jul-27 30-Jun-28 Year 10 (\$)
2.5	29,049	29,049	29,049	29,049	29,049
6.67	2,240	2,240	2,240	2,240	2,240
7.5	4,050	4,050	4,050	4,050	4,050
8.33	1,421	1,421	1,421	1,421	1,421
10	2,188	2,188	2,188	2,188	2,188
14.29	1,063	1,063	298	0	0
16.67	191	48	0	0	0
20	405	0	0	0	0
100	0	0	0	0	0
Total	40,607	40,059	39,246	38,948	38,948

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Glossary of terms

Building first use

Refers to a new property which has not been previously used. Capital works deductions can be claimed for forty years from the construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim both the capital works deduction and depreciation of plant and equipment assets as long as they own the property and it is being used to produce income for a taxable purpose.

Building cost index

The building cost index is a statistical based method of measuring building price movements over time. It is a composite index with weighted factors on an industry-wide basis.

Division 40 - plant and equipment

Division 40 refers to the plant and equipment assets contained within the property. These assets are deemed to be mechanical or easily removed from the property as opposed to items that are permanently fixed to the structure of the building. These are assets which are also listed as recognised plant and equipment assets by the ATO. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by its age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the ATO which contributes to the depreciable amount. Examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

For an easy way to search for all depreciable plant and equipment assets in residential properties download our app BMT Resi Rates. Alternatively, to search for plant and equipment assets in other property types download our app BMT Rate Finder. Both of these apps are available free of charge in the App Store™ and Google Play™.

Division 43

Division 43 refers to a deduction available for the structural element of a building and assets that are fixed to the building. This is commonly referred to as a capital works deduction. A deduction can be claimed for the building, structural improvements and fixed assets of a property at a rate of either 2.5 per cent or 4 per cent each year depending on the classification of the property's use and the property's construction commencement date.

Current ATO legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction after the 15th of September 1987 and the present time. The capital works deduction can only be claimed for a maximum of forty years after the construction completion date. Examples of assets that will qualify for division 43 include walls, roof, tiles, built in robes, cabinets, fixed bathroom fittings and vanities.

Property owners may also be able to claim building write-off for renovations that have been completed to a property, even if these renovations were completed by a previous owner of the property.

Diminishing value method

The diminishing value method is one of two methods used to claim depreciation for plant and equipment assets. Under the diminishing value method the decline in value is calculated using the asset's base value. The base value of an asset is, broadly, its cost plus any costs incurred on the asset since you first held it less the decline in value of the asset up to the end of the prior year.

The formulas for the diminishing value method are:

Diminishing value method				
For depreciating assets you started to hold on or after 10th May 2006				
Base value*	X	Days held ----- 365	X	200 per cent ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150 per cent ----- asset's effective life

* For the income year in which an asset is first used or installed ready for use for any purpose, the **base value** is the asset's cost. For a later income year, the base value is the asset's opening adjustable value plus any amounts included in the asset's second element of cost for that year.

This method assumes that the decline in value each year is a constant proportion of the amount not yet written off and produces a progressively smaller decline in value over time.

This method results in a higher rate of depreciation deductions in the first five to ten years of owning the property.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Effective life

The effective life of depreciable assets is set by the Tax Commissioner and is used to show how long an asset is likely to last and be effective. Legislation in place at the time this schedule is completed provides an effective life for each individual asset claimable as plant and equipment. The value of depreciation is determined based upon this effective life.

Immediate write-off

Individual assets which cost \$300 or less can usually be written off as an immediate deduction in the year of their acquisition. This means an investor can claim 100 per cent of the value of an asset in the same financial year as its purchase so long as the asset meets certain criteria as set by the ATO.

To be eligible for the immediate write-off, an asset must be used for the purpose of producing assessable income that was not income from carrying out a business. The asset also cannot be part of a set of assets acquired in the income year that together cost more than \$300. The cost of individual assets that have been acquired after the 1 July 2001 that are the same asset type (or are considered to be identical or substantially identical in accordance with ATO legislation) must be added together when applying the \$300 threshold. If their combined total cost is more than \$300, they cannot be written off in the year of purchase (unless there are multiple owners and their interest in the asset is less than \$300). Alternatively, you may be able to allocate the asset to a low-value pool.

Low-value pooling

From 1 July 2000, an optional low-value pooling arrangement for plant was introduced. This applied to certain plant and equipment costing less than \$1,000 or having an undeducted cost of less than \$1,000.

Under Uniform Capital Allowance (UCA) rules, you can allocate low-cost assets and low value assets to a low-value pool.

You work out the decline in value of an asset you hold jointly with others based on the cost of your interest in the asset. This means if you hold an asset jointly and the cost of your interest in the asset or the opening adjustable value of your interest is less than \$1,000, you can allocate your interest in the asset to your low-value pool. Once you choose to create a low-value pool and allocate a low-cost asset to it, you must pool all other low-cost assets you start to hold in that income year and in later income years. However, this rule does not apply to low-value assets. You can decide whether to allocate low-value assets to the pool on an asset-by-asset basis.

Assets which are placed into a low-value pool are able to be claimed by the property owner at an accelerated rate of 18.75 per cent in the year of purchase and 37.5 per cent every year thereafter.

Low-cost assets

A low-cost asset is a depreciable asset that has an opening value of less than \$1,000 in the year of acquisition.

Low-value assets

A low-value asset is a depreciable asset that has a written down value of less than \$1,000. That is, the value of the asset may have been greater than \$1,000 in the year of acquisition however the value remaining after a previous year's depreciation deduction is less than \$1,000.

Non-depreciable components

Examples of non-depreciable components include land value, market premiums, rates, taxes, holding costs and assets which have not been deemed to be depreciable according to current legislation, for example soft landscaping.

Preliminaries

Construction preliminaries refers to the associated expenses or costs that contractors incur in the completion of a project, for example a site office or temporary fencing, rather than the actual materials and fees used during construction such as bricks and mortar and labour costs.

Prime cost method

The prime cost method is one of two methods used to claim depreciation for plant and equipment. Under the prime cost method the decline in value is generally calculated as a constant percentage of the asset's cost and reflects a uniform decline in value over time. The formula is:

Prime cost method				
Asset's cost	X	Days held ----- 365	X	100 per cent ----- asset's effective life

* The cost of an asset includes both the amount you pay for it as well as any additional amounts you spend on transporting it and installing it. Cost also includes amounts you spend on improving the asset.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Pro-rata calculations

Pro-rata calculations are used to show a portion of a total quantity. When an investment property is rented partway through a year, capital works deductions and plant and equipment depreciation deductions are required to be based on a pro-rata calculation of the time that the property (or asset acquired and installed within the property) was income producing.

Substantial renovations

Substantial renovations of a building is defined under Section 195-1 of the GST Act as renovations in which all, or substantially all, of a building is removed or replaced. However, the renovations need not involve removal or replacement of foundations, external walls, interior supporting walls, floors, roof or staircases.

Split schedule

Ownership structures influence how depreciation deductions are calculated. Properties with multiple owners can create a complex tax situation. A BMT Tax Depreciation Schedule makes the process easier for Accountants by splitting depreciation deductions to ensure the owners' claims are maximised. BMT Tax Depreciation can take into account any number of owners and ownership percentages from two owners at 60:40 or even four owners at 70:15:10:5.

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